



# EYNSHAM PARISH COUNCIL

Parish Council Meeting  
in the Bartholomew Room at 7.30 pm  
on Tuesday 2 August 2016

## MINUTES

**Present: Councillors** - Mr R Andrews (Chair), Mr A Bickley, Ms S Brown, Ms T Crawley, Mr P Emery, Ms S Osborne, Mr R Macken, Mr A Mosson, Mr N Relph, Mr D Stukenbroeker, Dr M Zumbuhl.

**Also In Attendance:** Clerk to the Council and 2 members of the public.

**16/396 Apologies for absence** – Mr G Beach, Mr P Emery

**16/397 Declarations of Interest** – none

**16/398 Minutes of the meetings held on 5 July 2016** – It was **RESOLVED** that the minutes be signed as a true record. The future of the graveyard was discussed and a meeting to be arranged with the Clerk, Mr Mosson and a representative from St Leonards Church.

### **16/399 Public Participation**

- Councillor Mathew reported that Oxfordshire County Council has been taken to judicial review on their policy regarding the future of the Children's Centres. The judgement was in favour of the council's policy.
- Councillor Mathew reported that a new structure for the County and District councils has not yet been agreed upon.
- Mr Andrews recorded the thanks of the Council to Joan Stonham for the excellent work done on new website.
- Gravel Core Strategy consultation to run until the end of August. Councillor Mathew reported that comments should be sent to the county council by that time. Mr Andrews to consider resubmitting his previous objection.

### **16/400 Correspondence**

- Ms Crowley had received a request from Bartholomew School regarding a proposed Volunteers Week in July 2017 for sixth form students. Ms Crowley to investigate further.
- The Clerk had received a letter from a resident of Evans Close regarding a large tree that has been causing some problems. It is believed that the County Council is responsible for this tree and the resident will be referred to them.

**16/401 The Clerk's Report was received and discussed.**

**16/402 The council discussed the possible disposal of the tree belt behind Dovehouse Close.** Mr Andrews explained the history of the tree belt. A group of residents contacted the council asking if they could buy the tree belt. A quote had been received for undertaking a valuation report and it had been suggested that the residents should meet this cost. It was felt that the council would be prepared to contribute 50% of the cost of the survey. Mr Andrews to liaise with the residents to discuss.

**16/403 Finance.** It was **RESOLVED** to pay the accounts as presented. The income & expenditure reports were noted.

## 16/404 The council discussed the following planning applications

- 16/02137/HHD Construction of a single and two storey rear and side extension. 9 Spareacre Lane. No objection.
- 16/02029/HHD Erection of front extension and rebuild entrance porch. Fairways, 20 Spareacre Lane. No objection.

- 16/01883/FUL Conversion of existing building to provide six flats, erection of three townhouses, associated parking, communal gardens, bin storage and cycle storage. 46 Acre End Street. Eynsham Parish Council objects to the application for the following reasons:

### **Over development**

The inclusion in the development proposal of three, three story and three bedroom townhouses at the entrance to a narrow private road to an already compacted development of nine houses (Acre End Close) would constitute over development of the site to the detriment of the existing residents (BE2 and draft LP H2). The interior design is awkward and contrived, particularly the ground floor, considering the size and height of the houses proposed.

### **Traffic and parking**

The forecourt parking for the three townhouses would occupy an existing paved parking area which appears to have been created for the benefit of the residents of Acre End Close, which already has restricted parking.

From drawing 02B a maximum of 12 parking spaces are allocated for a development of dwellings totalling 21 bedrooms, taking into consideration the conversion of the house 46 Acre End Street.

This is inadequate and likely to generate on street parking in Acre End Street, which is already overcrowded, one of the most congested streets in Eynsham, and a major bus route.

The existing exit on to Acre End Street has inadequate visibility splays and is crossed by a bus stop for the frequent S1 bus. The increased traffic generated across this bus stop from an extra nine dwellings would be contrary to T3.

If the LPA consents to this application, Eynsham Parish Council reserves the right to claim a s106 developer contribution in respect of this application.

- 16/02158/FUL Convert garage to annex to main dwelling. 4 Bitterell. Eynsham Parish Council queries whether this building and the proposed plans are suitable for a conversion to residential accommodation. If the LPA consents it should be on condition that the proposed development be ancillary to the main dwelling and not used as a separate dwelling.
- 16/02369/FUL Extension to existing manufacturing building, erection of two storey manufacturing and office building, two storey research and development building and two storey office building. Creation of new vehicular access onto B4449 with associated gatehouse. Provision of 316 car parking spaces, creation of wild flower meadow and diversion of public footpath. Land on Stanton Harcourt Road, Old Station Way. Polar Technology Management. Eynsham Parish Council generally supports the development and expansion of the Polar Technology group in Eynsham, but has the following reservations with regard to the development as proposed in this application:

#### 1. Traffic Generation

The Parish Council is concerned that the applicant proposes a new access to the site on the B4449 Stanton Harcourt Road immediately opposite the entrance to the Oakfield Industrial Estate (319 AR\_320\_010\_D). The Industrial Estate generates a considerable volume of vehicular traffic, particularly heavy goods vehicles. The proposed development will also do so. Given the nature of Stanton Harcourt Road, and the Industrial Estate entrance, articulated lorries require both lanes

to turn. Having both entrances at the same point will create an unacceptable and unsafe traffic situation.

It is alleged in the Initial Transport Assessment (ITA) that Stanton Harcourt Road is a '30 mph road'. It is not in practice. This section of this narrow, two-lane road is referred to as 'the straight mile' by local residents and the speed limit is regularly exceeded.

While it is possible for traffic to the proposed site to travel from the A40 to the site via the B4449 eastern bypass, and there is a through lorry ban in Eynsham, this is seldom, if ever, enforced. There is concern that lorry traffic travelling east on the A40 would access the site through already congested village streets.

The planning application sets out a total of 420 parking spaces and the ITA, at page 6, states the development will generate over 500 new vehicular trips a day. Many of these car journeys will be through Eynsham, particularly along Acre End Street and Witney Road for those travelling west to Witney and Carterton, and over the toll bridge to Botley and Oxford. Witney Road, Acre End Street and the toll bridge are three of the five worst traffic bottlenecks in West Oxfordshire (OCC Highways). This would be contrary to LP 2011, T1.

The ITA is inadequate for a development of this size and impact and a full traffic assessment should be supplied by the applicant. Any planning consent should be conditional on a contribution to new or enhanced highway infrastructure to mitigate the impact, and travel plans should be provided to both lorry drivers and staff with advice how to avoid the congested village centre (WODC draft LP, T2).

Cycle and pedestrian access from the village centre via Station Road and the B4449 bypass is also unsafe and inadequate and any consent should be conditional on a developer contribution to improve cycle and pedestrian access.

The ITA states bus access to the site is provided by the 18 bus. This ceased on 20 July 2016 as a result of OCC ending bus subsidies, so there are no peak time buses serving the site.

## 2. Flood Risk Assessment and Drainage Strategy

While the Surface Water Drainage Strategy says the 'rate and volume of runoff from the site will not exceed the Greenfield values' (p4) the Parish Council would question the effectiveness of the proposed measures. The FRA deals only with the impact on the site itself and makes no reference to the previous flood history of the Chil Brook in the village. The buildings adjacent to the Chilmore Bridge on Station Road and the Council's Queen Elizabeth playing field are particularly susceptible to Chil Brook flooding, all downstream from the site. The FRA does not consider the possibility of increased flooding elsewhere, contrary to NPPF, para 100. Consent should not be granted until the applicant produces a satisfactory FRA assessing the impact on the Chil Brook and the village downstream from the development.

## 3. Pollution

The design and access statement, at p12, makes reference to possible noise pollution, but consideration should also be given to light and smell pollution, complaints of which have been received by the Council from residents adjacent to Oakfield Industrial Estate. Consent should only be granted subject to a satisfactory report from the Environment Officer.

## 4. Environment and Landscape

This 6ha development would constitute a substantial incursion into the countryside to the south of the village. While it is appreciated that the impact of the existing industrial estate on the other side of Stanton Harcourt Road should be considered, consent should only be granted conditional on a comprehensive landscape agreement to the satisfaction of the LPA to improve or plant, and maintain, adequate screening trees and hedgerows.

## 5. Archaeology

Considering the proximity of the site to the scheduled ancient monument site, consent should be granted conditional on maintaining a continuous watching brief during the course of construction and the publication of a report at the completion of the development.

If the LPA consents to this application Eynsham Parish Council reserves the right to claim a s106 developer contribution in respect of this development.

- 16/02368/HHD Conversion of loft. 75 Witney Road. No objection

**16/405** The council discussed Oxfordshire's Mineral and Waste Core Strategy during the public session.

### **16/406 Committee Meetings – the council adopted the minutes of:**

- Planning – 5 July 2016
- Traffic Advisory Committee – 12 July 2016
- Finance and General Purpose – 12 July 2016
- Communications – 7 June 2016

### **16/407 To note dates of the next Eynsham Parish Council meetings:**

- Planning (if required) – 6 September at 6.30pm
- Full Council – 6 September at 7.30pm
- Footpaths - 13 September at 7.30pm
- Play Areas – 20 September at 6.30pm changed to 11 October at 6.30pm

## **EXCLUSION OF THE PUBLIC AND PRESS**

**At the conclusion of this part of the agenda, the Chairman moved that, considering the confidential nature of the business to be discussed, the public and press be excluded from the remainder of the meeting**

**16/408** The council discussed the future of the Neighbourhood Plan given recent information received from West Oxfordshire District Council. It was agreed that the Neighbourhood Plan should be quickly taken to a stage where it can inform WODC's emerging Local Plan; councillors supported Cllr Andrews in writing to WODC asking how they proposed to expedite the completion of the Eynsham Neighbourhood Plan.

**The Meeting closed at 9.50pm**